

ADITYA BIRLA FINANCE LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Room No. 401, 4th Floor, Camac Square, 24 Camac Street, Kolkata - 700016

Contact Nos: - 1. Aditya Birla Finance Limited, Authorized Officer – Utkarsh Raj and Mobile No. 7091128040

2. Auction Service Provider – Auction Tiger, Contact Person Name – Ram Prasad & His Mobile Number – 8000023297, E-mail Id: support@auctiontiger.net

E-Auction Sale Notice

[See proviso to Rule 8(6) & (7) read with proviso to Rule 9 (1) of The Security Interest (Enforcement) Rules, 2002]

Pursuant to taking **Physical Possession** of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (54 of 2002) for the recovery of the amount due from the borrower(s), offers/Bid are invited by the undersigned in sealed covers for the purchase of immovable properties as described hereunder, which is in the **Physical Possession, on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’,** particulars of which are given below:

Borrower(s) / Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s)	Demand Notices Date and Amount	Description of the Secured Asset (Immovable properties)	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding (As on 17.09.2024)
<p>1. M/s RAHUL TRADING COMPANY (Borrower), a Proprietorship Concern represented by its Proprietor Mr. Navneet Gupta</p> <p>2. NAVNEET GUPTA (Proprietor/Mortgagor/Guarantor)</p> <p>3. LEENA GUPTA (Guarantor/ Mortgagor)</p> <p>4. CHANDER GUPTA (Guarantor/ Mortgagor)</p> <p>5. NEELAM GUPTA (Guarantor)</p> <p>6. M/s C.G. TRADING COMPANY (Guarantor), a Proprietorship Concern represented by its</p>	<p>Demand Notice dated 12.05.2023 & 01.09.2023 for an amount of Rs. Rs. Rs. 6,15,62,724.82/- (Rupees Six Crores Fifteen Lakhs Sixty-Two Thousand Seven Hundred Twenty-Four and Eighty-Two paise only) as on 28.04.2023.</p>	<p align="center"><u>Immovable Property</u></p> <p>Property 1 - All that piece and parcel of land located at Village- Kumhari, P.H. No. 46, Revenue Inspector Mandal Ahiwara, Development Block- Dhamdha, Kanji house Ward no.14, Plot Khasra No. -1450/3-4(0.50), 1450/3 & 1450/6(part) (0.206), 1450/3 part (0.208), R.N.M- Ahiwara, Tehsil- Dhamdha, District- Durg, Chattisgarh- 491001, butted and bounded as: On the North: Own Property, On the South- Own Property, On the East- Own Property, On the West- Railway's Property.</p> <p>Property 1A - All that piece and parcel of land located at Village- Kumhari, P.H. No. 46, Revenue Circle Ahi Bara, Tehsil- Dhamdha, District- Durg (C.G), Municipality Kumhari, Khasra No. 1448 covering an area of 0.129 hectares i.e. 0.32 acres rent 47, Khasra Nos. 1450/3 and 1450/4 covering an area of 0.371 hectares i.e., 0.91 acre rent 57 pari and khasra No. 3 covering an area of 0.50 hectare i.e. 1.23 acre rent 72 which is situated at a distance of about 4 k.m. from the public office, 1.5 k.m. from Railway Station, 0.5. k.m. from the market and 0.15 k.m. from G.E. Road from Kapra Bazar to Hanuman Mandir 0.15</p>	<p>The Reserve Price for the sale of the mortgaged property situated at “Industrial Property situated at Kumari Chowk, G E Road, Raipur 492001” is Rs. 7,21,19,004 and the Reserve</p>	<p>The Earnest Money Deposit (EMD) for each property is as follows: Rs. 72,11,900.40 for Property 1, Rs. 5,02,277.40 for Property 2, and Rs. 32,53,691</p>	<p>Rs.10,34,73,106/- (Rupees Ten Crore Thirty-Four Lakhs Seventy-Three thousand One Hundred Six) as on 17.09.2024</p>

<p>Proprietor Mr. Chander Gupta</p>		<p><u>K.M. and butted and bounded as: On the North: Land of Lakshman Hinduja, On the South- Land of Railway, On the East- M/s Batra Iron, On the West- M/s Batra Iron</u></p> <p>Property 1B - <u>All that piece and parcel of land located at Mouza- Kumhari, Pa.Ha. No. 46, Revenue Inspector Circle Ahi Bara, Tehsil-Dhamdha, District- Durg (C.G), Land under the Possession and Ownership Agricultural Land, Nature- Non-Irrigated Single Cropping Land adjoining to the Village, Khasra No. 1450/3, Area-0.208 hectare i.e., 0.52 decimals rent Rs. 0.50 which is situated at a distance of approximately 30 metres from the Main Road. The land is butted and bounded as: On the North: Kaccha road and Land of Chander Gupta, On the South- Land of family of Chander Gupta, On the East- Land of family of Chander Gupta, On the West- Land of Minor Sambhab.</u></p> <p>Property No. 2 - <u>All that part and parcel of the property being apartment constructed within the land parcel D 7, Sector 30 Naya Raipur situated at Village – Nawagaon, P.C No. 18, RIC-Mandir Hasaud, Naya Raipur, Tahsil- Aarang, Dist. Raipur C.G bearing Apartments No. 802, 4BHK, Floor 8th of Block “A” Tower- 1, Mayfair having area under possession 2510 sq.ft. carpet area 1865 sq. ft. (owned by Shri. Navneet Gupta) butted and bounded as follows: On the North: By Open Space On the South: By Open Space. On the East: By Open Space. On the West: Stair Case Lobby. Including an undivided proportionate share in all that piece and parcel of land/surface comprised in Khasra No. 650/2, 651, 652, 653, 654, 655, 656, 657, 658 and 670 total 255388 sq.ft. covered by G.T life spaces D-7, Sector-30, Naya Raipur (C.G) butted and bounded as follows: On the North: Plot No. D-6, On the South: Plot No. D-8 and Green Area, On the East: 9M wide spill and Green Area, On the West: 24M wide Road.</u></p> <p>Property No. 3 - <u>Residential Apartment bearing No. CORAL - 802 having an approximate super area of 192.8 square meters (i.e.2074 square feet approximately) located on the 8th floor in multi-storied Tower CORAL of the Group Housing Complex known as ‘Ourania’ situated in the revenue estate of village Wazirabad, Sector- 53, Tehsil & District Gurugram (Haryana) with one Car Parking space No.-A-7 along with undivided proportionate interest in land underneath the said Building in which the said Apartment is located calculated in the ratio in which the super area of the said Apartment bears to total super</u></p>	<p>Price for the Secured asset situated at “Flat No 802, 8th floor, G T Life space-sector-30, Khapri-2, Naya Raipur” is fixed at Rs. 50,22,774, and also the Reserve Price for the Secured Asset located at “Apartment No. Coral-802, 8th Floor, Coral Tower, Group Housing Complex-Ourania, Sector-53, Gurugram, Haryana” is fixed at Rs. 3,25,36,912. Thus, the total aggregated Reserve Price for the abovementioned secured assets (more fully</p>	<p>.20 for Property 3. Therefore, the total EMD required for all properties is Rs. 1,09,67,869 (Rupees One Crore Nine Lakh Sixty-Seven Thousand Eight Hundred Sixty-Nine only).</p>	
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The Terms and Conditions of the E-Auction are as under:

1. E-Auction for the aforesaid secured asset/s is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER IS THERE IS BASIS" and will be conducted "Online". The Auction will be conducted through the ABFL approved online auction service provider "**Auction Tiger**".
2. **Date of E-Auction** for the above secured asset is **14.11.2024**, at the web portal <https://sarfaesi.auctiontiger.net> from **11:00 AM to 4:00 PM** with unlimited extensions of **5 Minutes each**. All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 10% of above **Reserve Price** on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider "**Auction Tiger**" and the highest bidder shall be declared as Successful Bidder in whose favor Sale of aforesaid secured assets would take place. **Bids submitted in any other format /incomplete bids are liable to be rejected.**
3. Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
4. **Date of Inspection of the Immovable Properties** is on **11.11.2024** between **10.00 AM to 05.00 PM**.
5. **Last Date of Submission of Bids/Tender Forms along with aforementioned EMD** in the prescribed tender/bid forms and KYC is on **13.11.2024 up to 4:00 P.M.** at the Branch Office address mentioned herein above. Bid Forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. This EMD shall be forfeited by Secured Creditor/ABFL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale price/bid price (inclusive of EMD) immediately upon acceptance of offer/bids or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned.
6. The Balance 75% of the sale price/bid price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ ADITYA BIRLA FINANCE LTD (ABFL) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the ABFL shall forfeit amounts already paid/deposited by the Purchaser/Bidder. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines.

7. The online bidder hereby agrees that once he/she has formally registered a qualified Bid before the Authorized Officer, he/she will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above.
8. The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
9. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. It is hereby made clear that above outstanding amount is exclusive of TDS Calculation and Pre-Payment Charges which may be added up at the time of complete settlement of Sale amount.
10. The notice is hereby given to the Borrower/s, Mortgager and Guarantor/s they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and Conditions of Sale.
11. **The Borrower(s)/Co-Borrower(s)/Guarantor(s) have been given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette of India notification dated 03/11/2016)** to pay the outstanding amount mentioned above due as on today, before date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrowers pay the amount due to Aditya Birla Finance Ltd, in full before the date of sale, auction is liable to be stopped.
12. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender/Bids forms are available at the above mentioned Zonal/Branch office from **04.11.2024** onwards. Bidders are also advised to visit the Auction Tiger website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
13. The properties/secured assets will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
14. Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
15. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The Authorized Officer to allow inter se bidding with minimum Bid incremental amount as mentioned above. The Property as mentioned will not be sold below Reserve Price.
16. The Tenderer(s) / Offeror(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above-mentioned secured asset before submitting the tenders. The Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
17. The sale is subject to confirmation by the Financial Institution. If the Borrowers pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.

18. The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
19. **Aditya Birla Finance Ltd is not responsible for any liabilities whatsoever pending upon the property/SECURED ASSET as mentioned above. The Property/SECURED ASSET shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis' at one lot having a consolidated Reserve Price as mentioned above.**
20. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
21. The Demand Draft Should be made in favor of **'Aditya Birla Finance Limited'**.
22. On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS etc. shall be borne by the purchaser.
23. Wherever applicable, it is the responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax Act.
24. The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

For further details, contact the Authorized Officer, at the above-mentioned Office address.

Date: 28.10.2024

Place: Kolkata

Utkarsh raj, Authorized Officer, Mobile No. +91 7091128040.

For Aditya Birla Finance Limited